THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P. O. Box 774, KINGSTON SPRINGS, TN 37082

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or true value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me this 30th day of January, 2020.

Notary Public

My Commission Expires: 7-09-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Karen Johnson Davidson County
Batch# 350692 DEEDWARR
01/30/2020 01:37:09 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20200130-0011245

WARRANTY DEED

Address New Owner(s)as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
MIAG Properties, LLC Attention: Michael Ibrahim 143 Creekstone Blvd. Franklin, Tennessee 37064	New Owner-Same	Map 081-02-0 Parcel 183.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **Shaar Forero Properties, Inc.,** a Tennessee Corporation, hereinafter called the Grantor, by and through its duly authorized President, has bargained and sold, and by these presents does transfer and convey unto **MIAG Properties, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain improved tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" Attached Hereto and Incorporated by Reference Herein, the written legal description.

Being the same property conveyed to Shaar Forero Properties, Inc., a Tennessee Corporation, by quitclaim deed from Alberto Forero and William Shaar of record in Instrument No. 20160125-0007001, Register's Office for Davidson County, Tennessee, and as originally conveyed to Alberto Forero and William Shaar by deed of record in Instrument No. 20150903-0089802, said Register's Office.

This conveyance is subject to any restrictions, restrictive covenants, easements and setback lines and all other matters of record and all matters as set forth on any applicable plan of record in said Register's Office; and is subject to tenant in possession under commercial lease agreement being assigned unto Grantee simultaneous herewith.

This is the same legal description as set forth on the previous deed of record.

This instrument prepared upon information furnished by the parties and without benefit title insurance, new survey and with no tax advice given..

2020 Metropolitan Government taxes are expressly assumed by the Grantee and the Grantee shall be responsible for full payment thereof when due and payable, and all future years thereafter.

This is improved commercial property known as 2600 Clarksville Pike, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successorsand assigns, forever; and do covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above, and does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the duly authorized officer on this 30th day of January, 2020.

Shaar Forero Properties, Inc., a Tennessee Corporation

By: _____
William Shaar, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, William Shaar, with whom I am personally acquainted , and who acknowledged himself to be the President of Shaar Forero Properties, Inc. a Tennessee Corporation, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as President of said corporation was duly authorized to execute the instrument on behalf of Shaar Forerro Propeties, Inc.

Witness my hand and seal this 30th day of January, 2020, at Nashville, Tennessee.

_____
NOTARY PUBLIC

My Commission Expires: 7-09-2023

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT A

LAND in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike, N58°44'38"W, a distance of 150.36 feet to an IPS; thence with the easterly line of Lot 7 of the E.B. Smith Subdivision, as recorded in Plat Book 6200, Page 764, Register's office for Davidson County (R.O.D.C.), the following calls: N05°31'55"E, a distance of 150.00 feet to an IPS; S58°16'51"E, a distance of 150.00 feet to an IPS in the westerly right of way of 26th Avenue North; Thence with said right of way, S05°12'14"W, a distance of 149.07 feet to the point of beginning. Containing 0.46 acres, more or less, as surveyed on the 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS#1859.